182.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,700 / 731,700
					USE VALUE:	731,700 / 731,700
					ASSESSED:	731,700 / 731,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		INDIAN HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARNOLD MICHAEL T
Owner 2:	DEBEAUMONT ROSALIE S
Owner 3:	
Street 1:	11 INDIAN HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JUNAS THOMAS B--ETAL -
Owner 2:	JUNAS MICHELENE H -
Street 1:	11 INDIAN HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,394 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Aluminum Exterior and 2043 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7394.000	277,400	5,000	449,300	731,700
Total Card	0.170	277,400	5,000	449,300	731,700
Total Parcel	0.170	277,400	5,000	449,300	731,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.18 | /Parcel: 358.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123315
GIS Ref
GIS Ref
Insp Date 06/30/18

PREVIOUS ASSESSMENT

Parcel ID 182.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	277,400	5000	7,394.	449,300	731,700	731,700	Year End Roll	12/18/2019
2019	101	FV	220,800	5000	7,394.	449,300	675,100	675,100	Year End Roll	1/3/2019
2018	101	FV	223,000	5000	7,394.	378,700	606,700	606,700	Year End Roll	12/20/2017
2017	101	FV	223,000	5000	7,394.	346,600	574,600	574,600	Year End Roll	1/3/2017
2016	101	FV	223,000	5000	7,394.	295,200	523,200	523,200	Year End	1/4/2016
2015	101	FV	208,500	5000	7,394.	256,700	470,200	470,200	Year End Roll	12/11/2014
2014	101	FV	208,500	5000	7,394.	237,500	451,000	451,000	Year End Roll	12/16/2013
2013	101	FV	208,500	5000	7,394.	225,900	439,400	439,400		12/13/2012

!14261!

PRINT

Date	Time
12/11/20	04:07:38

LAST REV

Date	Time
08/08/18	15:06:33

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14261

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUNAS THOMAS B-	50952-30		3/28/2008		440,000	No	No		
	10601-184		8/4/1964			No	No		N

USER DEFINED

Prior Id # 1:	123315
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/1998	220	Manual	3,000					REPLACE WINDOWS
6/15/1993	266	Manual	7,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	HS	Hanne S
5/15/2018	MEAS&NOTICE	BS	Barbara S
10/14/2008	Inspected	355	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7394		Sq. Ft.	Site		0	70.	0.87	7									449,275						449,300	

Total AC/HA: 0.16974 | Total SF/SM: 7394 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 449,275 | Spl Credit | Total: 449,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31371689
Const Adj.:	1.03020000
Adj $ / SQ:	142.106
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340776
Depreciation:	63384
Depreciated Total:	277391

COMMENTS

DORMERS FRONT & REAR..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

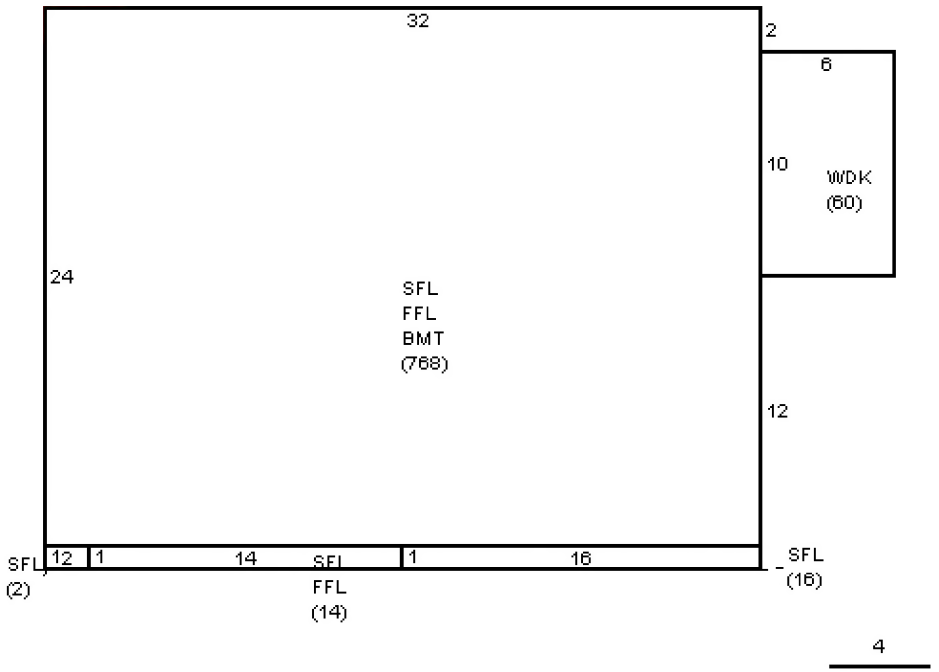
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	142.11
Special Features:	0	Val/Su Net:	115.10
Final Total:	277400	Val/Su SzAd	175.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	142.110	113,685
FFL	First Floor	782	142.110	111,127
BMT	Basement	768	61.820	47,475
WDK	Deck	60	16.480	989

Net Sketched Area:	2,410	Total:	273,276
Size Ad	1582	Gross Are	2410	FinArea	2043
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	60	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X28	A	AV	1951	21.38	T	40	101			5,000			5,000

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000

IMAGE

AssessPro Patriot Properties, Inc